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AZ CORP COMMISSION  
DOCKET CONTROL

Attorneys for Surprise Grand Vista JV I, LLC  
and the Sun Haven Entities

BEFORE THE ARIZONA POWER PLANT AND

TRANSMISSION LINE SITING COMMITTEE

IN THE MATTER OF THE APPLICATION OF  
ARIZONA PUBLIC SERVICE COMPANY, IN  
CONFORMANCE WITH THE  
REQUIREMENTS OF ARIZONA REVISED  
STATUTES §§ 40-360, *et seq.*, FOR A  
CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AUTHORIZING THE TS-5  
TO TS-9 500/23kV TRANSMISSION LINE  
PROJECT, WHICH ORIGINATES AT THE  
FUTURE TS-5 SUBSTATION, LOCATED IN  
THE WEST HALF OF SECTION 29,  
TOWNSHIP 4 NORTH, RANGE 4 WEST AND  
TERMINATES AT THE FUTURE TS-9  
SUBSTATION, LOCATED IN SECTION 33,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, IN  
MARICOPA COUNTY, ARIZONA.

Docket No: L-00000D-08-0330-00138

Case No. 138

NOTICE OF FILING OF SURPRISE  
GRAND VISTA JVI, L.L.C. AND THE  
SUN HAVEN ENTITIES

Arizona Corporation Commission  
DOCKETED

OCT 22 2008

DOCKETED BY

SURPRISE GRAND VISTA JV I. LLC ("Surprise Grand Vista") and SUN HAVEN ASSOCIATES, LLC, SUN HAVEN I, L.L.C AND 203 PROPERTIES, L.L.C. (collectively, the "Sunhaven Entities"), by and through undersigned counsel, hereby files witness summaries for the following individuals. The witness summaries are attached as Exhibit "A" hereto.

Donald C. Duncan, ASA,  
First Appraisal Services, Inc.

John Christensen  
Vice-President and General Manager  
Toll Brothers, Inc.

Michael Jessberger, Vice President  
Element Homes

1  
2 RESPECTFULLY SUBMITTED this 22<sup>nd</sup> day of October, 2008.

3 MARISCAL, WEEKS, McINTYRE  
4 & FRIEDLANDER, P.A.

5 By: 

6 Gary L. Birnbaum  
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10 Attorneys for Surprise Grand Vista  
11 and the Sun Haven Entities

12 Pursuant to A.A.C. §14-3-204,  
13 the Original and 25 copies were  
14 filed on 22<sup>nd</sup> day of October, 2008, with:

15 Docket Control  
16 Arizona Corporation Commission  
17 1200 West Washington Street  
18 Phoenix, Arizona 85007

19 Copy of the above mailed this  
20 22<sup>nd</sup> day of October, 2008, to:

21 John Foreman, Chairman  
22 Arizona Power Plant and Transmission  
23 Line Siting Committee  
24 Office of the Attorney General  
25 1275 West Washington Street  
26 Phoenix, Arizona 85007

27 Charles Hains  
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19 Counsel for City of Peoria, Arizona  
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7 Counsel for Applicant, APS

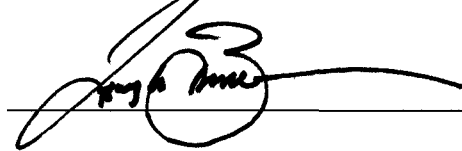
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**WITNESS SUMMARY**  
**Donald C. Duncan, ASA**  
**First Appraisal Services, Inc.**

Mr. Duncan is a certified general real estate appraiser in the State of Arizona and holds a designation from the American Society of Appraisers. He regularly prepares appraisal reports and testifies in condemnation actions for both condemning authorities and private property owners. Mr. Duncan will testify regarding the adverse impact on real property values and marketability resulting from the location of property within a designated, authorized proposed utility corridor. In addition, Mr. Duncan will testify regarding the methodology utilized in preparing an estimate of just compensation for a circumstance in which a utility company such as APS seeks a right of way from the Arizona State Land Department on/across state school trust lands.

### **WITNESS SUMMARY**

**John Christensen, Vice-President and General Manager  
Toll Brothers, Inc.**

Mr. Christensen is an officer of Toll Brothers, Inc., one of the owners and the prospective developer of Surprise Grand Vista ("SGV"). Mr. Christensen is anticipated to testify regarding the investment and efforts the developers of SGV have made to date in connection with the acquisition, planning, engineering, zoning and infrastructure construction for the proposed master planned community. He will also testify regarding the nature and magnitude of the various uses planned for the property and will explain how those uses will be adversely impacted by the unduly broad corridors requested by the Applicant (for both the Preferred Route and Alternate No. 2) in these proceedings. In addition, Mr. Christensen will testify specifically about the adverse impacts that would be suffered by SGV in the event Alternative No. 2 is selected and its currently proposed corridor widths approved by the Committee and Commission.

**WITNESS SUMMARY**  
**Michael Jessberger, Vice President**  
**Element Homes**

Mr. Jesberger is a principal with Element Homes, one of the owners and prospective developers of the 2,000+ acre project known as Sun Haven Ranch (the "Project"). Mr. Jesberger is expected to testify regarding the investment in land acquisition, planning, engineering, annexation and zoning that the owners have made in the Project. He is also expected to explain the nature and magnitude of the various uses planned for the property located within the Project boundaries and the parcel previously sold to the Maricopa Community College District. Mr. Jesberger will also testify regarding the adverse impacts that would result to the Project if Alternate No. 2 is selected by the Committee and/or Commission as the approved alignment for the proposed APS high voltage transmission lines which are the subject of the subject Application.